

A G E N D A

BUILDING COMMITTEE

January 26, 2005
11:00 A.M. OPS Conference Room
1st Floor Mason Building

STATE ADMINISTRATIVE BOARD

February 1, 2005
11:00 A.M. 1921 Department of Conservation Room
7th Floor Mason Building

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AWARD OF CONTRACT FOR PROFESSIONAL SERVICES

1. DEPARTMENT OF ENVIRONMENTAL QUALITY, VARIOUS SITE LOCATIONS
– Mobile Environmental Laboratory Testing Services
File No. 761/05078.RRD - Index No. TBE
That approval be given for the award of a contract to New Age/Landmark, Inc., Benton Harbor, Michigan, provide professional mobile environmental laboratory testing services, technical staff and support personnel for various assigned laboratory testing projects on an as-needed basis as defined by the Department of Environmental Quality, Remediation and Redevelopment Division. This contract will remain in effect for four (4) years from the date of this contract award. Payment for professional services to be on a discretionary payroll basis plus reimbursables, for a cost not-to-exceed \$300,000.00.
2. DEPARTMENT OF ENVIRONMENTAL QUALITY, VARIOUS SITE LOCATIONS
– Mobile Environmental Laboratory Testing Services
File No. 761/05077.RRD - Index No. TBE
That approval be given for the award of a contract to Severn Trent Laboratories, Inc., Westfield, Massachusetts, to provide professional mobile environmental laboratory testing services, technical staff and support personnel for various assigned laboratory testing projects on an as-needed basis as defined by the Department of Environmental Quality, Remediation and Redevelopment Division. This contract will remain in effect for four (4) years from the date of this contract award. Payment for professional services to be on a discretionary payroll basis plus reimbursables, for a cost not-to-exceed \$300,000.00.

REVISIONS TO CONSTRUCTION CONTRACTS

3. DEPARTMENT OF NATURAL RESOURCES, DETROIT – Tricentennial State Park and Harbor – Marina Redevelopment
File No. 751/01054.RCH – Index No. 99082
KEO and Associates, Inc., Detroit; CCO No. 4, Incr. \$32,591.80

RECOMMENDATION FOR SALE AND CONVEYANCE OF SURPLUS STATE PROPERTY

4. The Departments of Management and Budget (DMB) and of State Police (MSP), by authority of 1984 PA 431 and 2004 PA 320, recommend the sale of the former MSP Post located in Calumet Township, Houghton County, Michigan (Property) to the Charter Township of Calumet (Calumet), a Michigan Municipal Corporation, for \$1, with public purpose and historic preservation restrictions. 2004 PA 320 authorizes the State Administrative Board to convey the Property to Calumet.

The Property is described as:

Lots thirty-two (32), Thirty-three (33), and Forty-two (42) Plat of Calumet Avenue Estates, Calumet Township, Houghton County, Michigan as recorded in Liber I, Pages 94 and 95. Excepting and reserving, however, to a previous Grantor (UOP Inc., City of Des Plaines, Cook County, Illinois), its successors and assigns forever, all ores, metals, and minerals in, on, or under the said described parcels of land and the right to mine the same to within fifteen (15) feet of the surface of the rock, and the right at all times to carry on mining operations of all kinds under and beneath the said parcels of land and to within fifteen (15) feet of the surface of the rock; and further expressly saving, reserving, and excepting to the said Grantor, its successors and assigns, the right to cause subsidence of the said premises by the withdrawal of lateral or subjacent support, whether through the conduct of mining operations, or otherwise.

The conveyance will be by quitclaim deed prepared and approved by the Attorney General. The quitclaim deed will include the public purpose limitations required by 2004 PA 320. Additionally, there are historic preservation covenants in the deed.

RECOMMENDATION FOR CONSTRUCTION CHANGE ORDER

5. DEPARTMENT OF CIVIL SERVICE, LANSING - Construction Change Order #4 for Lease #7320 approved by the State Administrative Board on November 17, 1987 by Item #2 between Heart of the City Associates, as Lessor, and the State of Michigan Department of Civil Service, as Lessee. This construction change order provides for installation of electrical panel to allow operation of a new mail sorter, requested by the Department of Civil Service at a cost not-to-exceed \$1,078.00 for space located at 400 South Pine Street, Lansing, Michigan.
6. DEPARTMENT OF LABOR AND ECONOMIC GROWTH, LANSING - Construction Change Order #2 for lease #10226 approved by the State Administrative Board on July 19, 1988 by Item #1 between Gentilozzi Real Estate and Management Company, and subsequently assigned to Victor Development II, A Gentilozzi Company, and subsequently assigned to Victor II Partnership, 201

North Washington Square, Suite 900, Lansing, MI as Lessor, and the State of Michigan Department of Labor and Economic Growth, as Lessee. This construction change order provides for renovations needed to accommodate Commission on Disability staff as a result of their relocation into the Victor Building from 320 North Washington, Lease #10322, requested by the Department of Labor and Economic Growth at a cost not-to-exceed \$58,911.00 for space located at 201 North Washington Square, Lansing, Michigan.

ADDENDUM TO LEASE FOR PRIVATE PROPERTY

7. FARMINGTON HILLS - Addendum #2 to lease (#10304) approved by the State Administrative Board on August 20, 1996, Item #23, between NTH Consultants, LTD, A Michigan Corporation, as Lessor, and the State of Michigan for the Michigan Jobs Commission and subsequently assigned to Department of Career Development, as Lessee, for space located at 38955 Hills Tech Drive in Farmington Hills, Michigan. This addendum provides for adding 857 square feet for a new total of 2,578 square feet of office space. Annual rental for the additional square footage is \$45,546.96 (\$17.66 per square foot). Effective October 1, 2004, through September 2005 the annual per square foot rental rate for the 2,578 square feet is \$18.00 (\$3,867.29 per month). Effective October 1, 2005, through September 2006 the annual per square foot rental rate for the entire 2,578 square feet will be \$18.33 (\$3,939.00 per month). The added space will accommodate workstations for an additional 4 employees (total of 12 employees). This lease is not a full service Lease; the Lessor pays all costs except janitorial, tubes and bulbs. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the Lease, or any extension. This addendum contains an Executive 60-day cancellation. This location is not within the Farmington Hills core business district, but is within an industrial park. A letter from the Department of Labor and Economic Growth Director is enclosed providing justification for a location non-compliant with Executive Directive 2002-22. Farmington Hills is a Township entity; there is no established downtown district. The Attorney General has approved this addendum as to legal form.
8. DEPARTMENT OF STATE, LANSING - Addendum #1 to lease (#11071) approved by the State Administrative Board on October 19, 2004, Item #8, between Victor Development, LLC, A Michigan Limited Liability Company, as Lessor, 201 N. Washington Square, Suite 900, Lansing, Michigan 48933, and the State of Michigan Department of State, as Lessee, for space located at 108 South Washington Square, Lansing, Michigan 48933. This addendum provides for adding 955 square feet of office space for a new total of 7,632 square feet. The annual per square foot rental rate is \$15.00 (\$9,540.25) per month. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease, or any extension. This Addendum contains a Standard 60-day cancellation. This location is in compliance with the

Governor's Executive directive 2003-22 per City of Lansing TIFA map. The Attorney General has approved this addendum as to legal form.

LEASE FOR PRIVATE PROPERTY

9. DEPARTMENT OF STATE POLICE, DETROIT - New Lease (#11065) from January 1, 2005, through December 31, 2019 with FK South LLC, a Michigan Limited Liability Company, Fisher Building, Suite 105, 3011 West Grand Boulevard, Detroit, Michigan 48202 for 170 parking spaces (126 secured/covered & 44 rooftop) located at 645-661 West Baltimore Avenue, Detroit, Michigan 48202. The parking rental rate for this parking space is \$50.00 per space (\$8,500.00 per month). Effective January 1, 2010 through December 31, 2019 the parking rental rate for this parking space is \$55.00 per space (\$9,350.00 per month). This rate is a full service lease. This lease does not include tax, insurance or operating adjustments. This lease does not contain an option to purchase at fair market value. This lease contains a Standard 90-day cancellation. This site complies with Executive Directive #2003-22 per Detroit City engineer. The Attorney General has approved this lease as to legal form.

ADDENDUM TO LEASE FOR PRIVATE PROPERTY

10. DEPARTMENT OF AGRICULTURE, SOUTHFIELD - Addendum #1 to lease (#10526) approved by the State Administrative Board on April 7, 1998, Item #5, between Consolidated Capitol Equity Partners/Two L.P., and subsequently assigned to SOP-ONE Lahser Center, L.L.C., 26211 Central Park Blvd, Suite 200, Southfield, MI 48076, as Lessor, and the State of Michigan Department of Agriculture, as Lessee, for space located at 26400 Lahser Road, Suite 415, Southfield, MI. This addendum provides for adding two renewal options. Beginning September 1, 2004 through August 31, 2009 the rental rate stays at \$16.00 per square foot (\$99,280.08 annually). If the Department chooses to extend the lease for the period of September 1, 2009 through August 31, 2014 the rate to be negotiated six-months prior. This addendum allows for continuing lump sum adjustment for operating costs and taxes with the Base Year being updated to 2003. This addendum changes the cancellation clause from a 60-day Executive cancellation to a 60-day standard cancellation for the renewal option periods. This location is in not within the core business district of Southfield. A letter from the Director of the Department of Agriculture is included. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease, or any extension. The Attorney General has approved this addendum as to legal form.